



72 Elm Street - \$169,500.00

3 Bedroom - Slab

Juniper Area - 17/12/739

*Clean, well maintained home!
Walking distance to schools and shopping!*



Kitchen - Eat-in kitchen offers plenty of oak cupboards, a built in China cabinet, laminate counter tops and vinyl flooring. Built in dishwasher.

Living Room - Lots of natural light pour through the PVC window. Wall to wall carpet. Electric fireplace to stay.

Bedrooms - 3 Bedrooms. Primary is large with a deep closet. 2 other bedrooms are a good size with lots of storage. All have wall to wall carpet and triple pane PVC windows.

Bathroom - 4-piece bathroom is modern with new vinyl flooring and tub surround.

Yard - Partially fenced and private yard that backs onto Juniper school. Gorgeous landscaping with plenty of perennials and mature trees. Large composite 23 X 16 deck built in 2022.

Garage - 26 X 28 garage on a concrete pad has been sectioned. One side for car parking and the other side is a workshop and storage. New woodstove that was WETT inspected in 2023.

Extras - Gas hot water tank- 2010. Gas Furnace- 2015. Triple pane windows- 2015. House shingles are 10 years old and the garage metal roof is 9 years old.



Age: 1959

Lot Size: 7260 Sf

House Size: 950 sqft.

Taxes: Gross 2023- \$2,927.12 (net- \$2,577.12)

Heat: EGG (\$250.00/ month) Hydro-\$52.00/ month

Possession: End of Sept or TBD



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This information, although believed to be accurate,
is not warranted to be so.

